



# District 9 News

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## Grassroots Leadership



For over 50 years, **Mary Sanford** has been a catalyst for change regarding the economic and social conditions of the residents of the Perry Homes community. Instead of fulfilling her dream to become a missionary in other countries, she chose to remain in Atlanta, and serve the residents of this community and many others. As a dedicated community activist, Mary Sanford has often stood alone to challenge decision makers at the highest levels, rally for and secure programs and services for the Perry community, care for families, single mothers and children, find jobs for “her children”, and advocate on behalf of those who were unable to advocate for themselves. In recognition and appreciation for her unfailing commitment to addressing the needs of the residents of Perry and the community at large, the **West Highlands Human Services Program**, in partnership with the **Community Foundation of Greater Atlanta** has

established a **Leadership Training Institute** in the name of Mary Sanford.

Through the Community Foundation’s special initiative known as “The Neighborhood Fund”, the **Mary Sanford Leadership Training Institute** will seek to identify, develop and train grassroots leaders from the pool of residents who formerly resided in the Perry Homes community. The former Perry public housing community has been demolished as a result of a HOPE VI grant awarded to the **Atlanta Housing Authority** by the U. S. Department of Housing and Urban Development (HUD) and is being redeveloped as a mixed-income, mixed-use community.

The new **West Highlands at Heman E. Perry Boulevard** community is part of a multi-phase revitalization plan for the former Perry Homes and Perry Homes Annex public housing sites. The vision for West Highlands at Heman E. Perry Boulevard is that of a vibrant, upscale, master-planned, mixed-use, mixed-income community where people of all economic strata, races, and cultures will live, learn, work, play, and raise their families. The physical masterplan contemplates the development of 700 new rental apartments on-site comprised of 228 public housing assisted rental apartments, a mixture of 342 affordable and market-rate rental apartments and 130 elderly designated apartments of which 100 will be part of the Project-based Housing Choice Voucher (Section 8) Program. A total of 250 single family homes for sale are proposed for homeownership on-site, with 40 homes reserved for public housing eligible families who have graduated from the self-sufficiency program and priority for families who lived at the original Perry Homes.

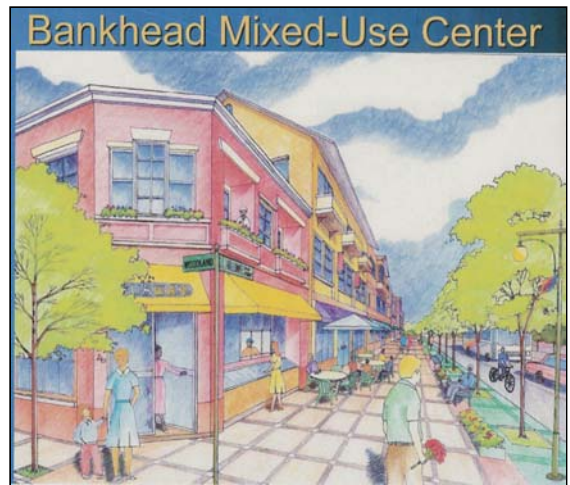


The plan contains a significant mixed income rental housing and substantial mixed income homeownership initiative, a faith-based partnership with **Atlantans Building Leadership Empowerment (ABLE)** for affordable homeownership, commercial/retail development, a public golf course and other recreational opportunities. **Phase I-Columbia Estates** leasing is underway. Columbia Estates consists of 124 apartment homes in eighteen (18) residential buildings, a club house, swimming pool and a leasing office. Approximately 75% of Columbia Estates is currently occupied and is projected to be 100% leased by the end of Spring. The West Highlands Town Center as currently envisioned will consist of a new mixed use commercial/retail/residential core also including a YMCA facility, a public library, and a new elementary school. There will also be a central park within the Town Center containing amenities such as an amphitheatre, water feature pond, playground equipment, cookout pavilions and a public plaza.

# Donald L. Hollowell Redevelopment

*“Plan receives community approval”*

The **Donald L. Hollowell Parkway Redevelopment Plan (DLH Plan)** builds upon several previous planning efforts, particularly the **Northwest Atlanta Framework Plan (NAFP)** adopted in October 2000. It is intended to guide public and private decision-making and investment along the corridor over the next 20 years. The DLH Plan examines all of the properties fronting on Donald L. Hollowell Parkway between Stiff Street and the Chattahoochee River, a length of approximately 5.3 miles. The DLH Plan boundary defines the area where the vision, policies and objectives of this plan apply. This plan is the result of a collaborative process among public agencies, community organizations, citizens, property owners and businesses. The **Bureau of Planning**, along with **Robert Gray**, the public participation consultant for this study has held nine public input meetings attended by over 160 participants to gather input, generate ideas, and review plan proposals. Bureau of Planning staff and **Robert Charles Lesser & Co. LLC** provided analyses of existing conditions, land use, transportation, demographic & economic trends, and the real estate market. Findings from these analyses show that the area's poor image is related to the abundance of abandoned buildings and the perception of higher than average crime, as well as the high concentration of below-market-rate housing and subsequent lower income characteristics. The outlook for the next 10 years, however, suggests opportunity for a significant turnaround for the corridor and surrounding neighborhoods. The corridor and the area surrounding it is expected to receive up to 337 new households annually, and currently can support an additional 180,000 square feet of retail. Based on this information and the vision and goals of the stakeholders, a number of recommendations have been made, the implementation of which will help to make the Donald L. Hollowell Corridor a more vibrant and livable community. An activity node development pattern is the driving force behind many of the recommendations.



Recommendations for projects and policies support this development pattern and include changes to the 15 Year Land Use plan and changes to the existing zoning districts. Additional recommendations include transportation projects such pedestrian and bicycle improvements, intersection improvements, and the addition of a planted median along a portion of Donald L. Hollowell Pkwy. Installation of gateways, acquisition of tax delinquent vacant properties, purchase of greenspace, utilization of economic development resources, establishment of a brownfield identification program, and establishment of historic preservation districts are also recommended. Implementation of this plan will utilize a phased approach with short term projects being implemented at Hollywood Village and Center Hill Residential District over the next 3 to 5 years, James Jackson Commercial Core and Bankhead Mixed Use Center projects being implemented over the next 5 to 7 years, and projects at West Lake Commercial Center and Woodmere Residential District being pursued over the long term. The Donald L. Hollowell Pkwy corridor is finally poised for change, and with the help of the community and this plan, that change can be for the better. To find more information on the D. L. Hollowell Plan, please contact **Flor Verlarde** or **Stephanie Macari** at (404) 330-6145, visit the Department of Planning's website at: [http://apps.atlantaga.gov/citydir/DPCD/Bureau\\_of\\_Planning/BOP/Plan\\_Study/Hollowell/bkhd\\_hwy.htm](http://apps.atlantaga.gov/citydir/DPCD/Bureau_of_Planning/BOP/Plan_Study/Hollowell/bkhd_hwy.htm)

## **THIS ISSUE**

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# Understanding the New Water/Sewer Rates

- ◆ The new rates took effect on January 9. Your first bill in 2004 was a blend of old and new rates. The second bill includes all usage at the new rates.
- ◆ The new fee structure includes three levels of water usage with different rates. (*see chart*)
- ◆ All customers will pay a minimum equal to 6 CCF for a 2-month period.
- ◆ Senior citizens 65 years or older with household incomes of \$25,000 or less are eligible for a 30% discount.
- ◆ A Homeland Security surcharge of 15 cents per CCF is being added to all ratepayer bills.

New 2004 Rates	
The cost of each CCF increases at 7-12 CCF, and increases again at 13 CCF and above	
At this level of usage	The rate per CCF is:
<b>Minimum charge</b> (based on minimum level usage of 6 CCF)	\$6.83 <b>minimum charge</b> <b>\$40.98</b> (\$6.83 x 6 CCF)
7-12 CCF	\$7.82/CCF
13 CCF & up	\$8.99/CCF
Homeland Security Surcharge	\$0.15 per CCF

For further assistance, contact Customer Service at 404-658-6500 or visit [www.cleanwateratlanta.org](http://www.cleanwateratlanta.org).

## Measuring water usage

Water and sewer fees are based on the amount of water you use. Water usage is measured in CCF (hundreds of cubic feet). **1 CCF = about 750 gallons of water**

### IF YOU ARE:

- 65 years of age or older
- Have a maximum household income of \$25,000 or less
- The primary titleholder of leaseholder on the property subject to the bill

### YOU MUST:

- Have a birth certificate, drivers license or valid Georgia ID
- Have proof of income, such as a 2002 or 2003 federal tax form 1040 or 1099
- Have proof of residency, such as a warranty deed or lease agreement

Applications are currently being accepted. For more information, please call (404) 658-6500.

## ENERGY ASSISTANCE

**Did you know you could get financial help to pay your gas bill?** As a resident of Georgia, you may qualify for a financial assistance program designed to help you pay your natural gas bills this winter. The following program was developed by the **Georgia Public Service Commission (PSC)** and the **Georgia Department of Human Resources (DHR)**:

Federal Grant: administered by the DHR, is available to any Georgian who:

- has an annual income at or below 150% of the poverty level for Georgia;
- is responsible for paying the cost of his or her home's primary heating source, and
- is a U.S. citizen or legally admitted alien.

For more information or to apply for the Federal Grant, contact the **Low Income Home Energy Assistance Program (LIHEAP)** at (404) 320-0166.



## DISTRICT DEVELOPMENT



### SoHo comes to Northwest Atlanta

**Bob Silverman** stood amid a group of 60 neighborhood and business representatives and spoke of visions of looking at weathered, abandoned and forgotten old buildings and seeing SoHo in Atlanta, a vibrant canvas of lofts, art galleries, high-tech communications companies and more.

The **Winter Properties** president spoke of the motivation for the company's transformation of the old Anderson McGriff lumberyard in the midst of an industrial northwest Atlanta neighborhood into a modern mixed-use community of 183 townhomes, 10,000 square feet of retail space and 10 acres of virgin forest land.

Silverman, along with Winter's Vice President of Design **Carl Meinhardt** and Development Manager **Bill Marsh Jr.**, unveiled the plans for the multi-million dollar development to **Northwest Community Alliance** members. Describing the residential development, which has the tag line "Different by Design," Marsh explained there would be one, two- and three-bedroom units that range in size from about 1,200 square feet to 2,000 square feet, not including the garage. The price range will be from the \$180's to around \$300,000 in phase one. "We think it is going to be a nice compliment to what is going on in Midtown," said Marsh. He estimated total build out of the property at about three years, with three phases. Demolition of the old lumberyard buildings has already begun.

### Apartment Homes to replace the Mobile Homes

The **Big Oak Mobile Home Park** is located near the intersection of Donald Lee Hollowell Parkway and James Jackson Parkway. The existing conditions represent a substantial detriment to continued community renewal and is an impoverished and blighted rental trailer community comprised of 40 separate house trailers.

**Capitol Development Group** has created a development plan for the newly constructed Big Oak Apartments, which will involve top quality construction and management. The property will contain rental apartments, a newly constructed activity center, leasing office and business facility. Site amenities will include a playground, picnic areas, swimming pool, walking trail, car care center, perimeter fencing and extensive landscaping.

The project will entail new construction of a 270-unit garden-style apartment community. The community will have a mix of one-, two-, and three-bedroom apartments with extensive resident and site amenities. Features will include: gated & secured community entrance, exterior finishes of brick and hardee board siding. All units will be electric energy efficient with exterior balconies, patios or sunrooms.

### The Willow Trace Transformation

**Capitol Development Group** has created a development plan to renovate **Dogwood (Willow Trace) Apartments** that will involve extensive rehabilitation of the units and retrofitting the community center to house a fitness facility, business center, laundry, and classroom space for after-school and social service programs. Site amenities will include a playground, picnic areas, redesigned upscale swimming pool and courtyard, perimeter fencing with security entry gates and extensive landscaping.

Dogwood Apartments are located on a 30-acre site on Harwell Road near Skipper Drive. The site is zoned for multifamily development. The goal is to transform the Willow Trace Apartments into the new Dogwood Apartments and create a feel of home by providing residents with quality housing. Every building will be extensively rehabilitated inside to the outside. The total duration for construction will be 12 to 14 months.



## NEIGHBORHOOD UPDATES

### BFI Denied

Fulton County Superior Court **Judge Gino Brogden** ruled against Browning Ferris Industries (BFI) in its attempt to appeal the decision by the Atlanta City Council to deny a request for a special use permit to build a waste transfer station at 762 Marietta Boulevard near Hollowell Pkwy.

Brogden ruled that the city had used proper discretion in making its decision against BFI, that standard review had taken place and that evidence was used in the city's decision. He concluded that the city's decision "will be upheld."

Both the City Council and the city's Zoning Review Board had unanimously denied the BFI request for a special use permit.

### Chattahoochee/Howell Mill

A workable and affordable plan for improving traffic flow on Howell Mill Road through the Chattahoochee Avenue intersection is still uncertain following a series of meetings between concerned neighborhood representatives, developers and city and state representatives.

The option the group preferred would involve purchasing some property on the west side of Howell Mill and using some of a very wide existing right-of-way available on Chattahoochee Avenue. The city also will look at whether some property can be taken from both sides of Howell Mill without disturbing the existing businesses.

The preferred option would not only provide the additional northbound lane on Howell Mill that will facilitate left turns onto Howell Mill from Chattahoochee for tractor trailer trucks, but also would allow for a more sweeping right turn lane off of Howell Mill southbound onto Chattahoochee and eliminate some of the traffic congestion southbound on Howell Mill.

### Riverside Community

The **Riverside Neighborhood Association** formed a committee to ensure that City Hall pays attention to the community's wishes. Riverside resident **Keith Sharp**, who authored a resolution on behalf of the association supporting the creation of Riverside Park, was named interim chairman of the committee that will pursue all avenues to ensure that the city's Department of Public Works, Parks Department, the mayor and City Council members all are aware of the resolution.

Atlanta's **Hartsfield Incinerator** site is located on James Jackson Parkway within the Riverside neighborhood and adjoins residential property. It has been closed for years and used as a temporary dumping site for abandoned refrigerators, broken herbie curbies and recently has begun to be used as a transfer station for yard waste.

Riverside residents clearly state through the resolution that they do not want a waste transfer station of any type to operate within or near their neighborhood. The resolution points out that the **Landscape Architecture Foundation** and **Atlanta Urban Resources Partnership** produced in 1997 a Chattahoochee Riverway Demonstration Project, which includes a vision for Riverside Park, using the Hartsfield Incinerator site as the main park entrance. The resolution calls on the city to transfer the Hartsfield Incinerator site to the Parks Department or sell it to a developer or conservancy group for development as a park. It also urges the city to revise the 2004 CDP to designate the border of the Chattahoochee River as open space for a future park instead of current industrial land use. The Riverside Association also intends to encourage conservancy groups to purchase land adjoining the river and place conservancy easements on them allowing only park development.

### APPROVED ZONING APPLICATIONS

#### U-02-14

2387 Summit Avenue, **NPU-G**

Permit for a church

Applicant: Church of God in Christ

#### Z-02-21

2498 (aka 2484) Forrest Avenue, NW, **NPU-D**

From R-4A (Single-Family Residential) District to the

R-4B-C (Single-Family Residential-Conditional)

District

#### Z-02-39

1031 Huff Road, NW, **NPU-D**

From I-2 (Heavy Industrial) District to the C-1

(Community Business) District

### ALCOHOL LICENSE APPLICATIONS

#### Blue Flame Lounge

1097 Harwell Road, NW

Jack Millines

#### Only One Restaurant

2517 Donald L. Hollowell Pkwy.

Sergio Ruiz

#### Palladium

Palladium Ventures Inc.

3120 Donald L. Hollowell Pkwy.

#### Pangala Group Inc.

1082 Huff Road

Tuan Raphael

#### Pizza Loft

2311 Marietta Boulevard



## ALCOHOL BEVERAGE COMMITTEE

The District 9 **Alcohol Beverage Committee (ABC)** recently held a meeting to update community leaders of the progress made in establishing relationships with our neighborhood convenience stores. Many of the owners of the targeted alcohol businesses have attended the meetings in an effort to address various concerns such as loitering, removal of trash and debris and property security. Those owners have worked diligently to become good stewards of their neighborhood. There are a couple of targeted businesses that have not yet met with the committee, however, the council office will strongly urge the attendance of those owners at the next meeting of the ABC. If you are interested in serving on this committee, please contact the council office at (404) 330-6044.

## PARKS AND RECREATION

### Center Hill Park

Clearing and demolition of 6.07 acres of distributed area; installation of drainage structures, construction of a new ballfield with 265 feet of outfield area; construction of a new 91-space asphalt parking lot; construction of concrete sidewalks and steps to the field; construction of a bridge across the creek and connection to the existing ballfield, planting of trees and other landscaping as well as other miscellaneous items are underway.

### English Park

Resurfacing of the tennis and basketball courts are complete.

## QUALITY OF LIFE PROJECTS

### Street Improvements

Adams Drive  
Defoors Place  
Mantissa Street  
Marietta Boulevard

### Sidewalk Installation

Adams Drive  
LaDawn Lane  
Harwell Road  
Northwest Drive

### Speed Hump Installation

Browntown Road  
Paul Avenue  
Skipper Drive

## ATLANTA PUBLIC SCHOOLS

### Benjamin S. Carson Honors Preparatory School

This past September, **Dr. John Phillips, SRT4 Executive Director** and **Principal Nash Alexander** held a renaming ceremony for the **Benjamin S. Carson Honors Preparatory School**, formerly known as **West Fulton Middle School** located on Donald Lee Hollowell Pkwy.



**Dr. Ben Carson's** childhood journey included struggles with poverty, poor grades, and a violent temper. His mother challenged him to strive for excellence and Dr. Carson rose from the bottom to the top of his class. His achievements earned him academic scholarships to college and medical school.

Today, Dr. Carson directs pediatric neurosurgery at The Johns Hopkins Medical Institutions in Baltimore, Maryland. He is world-renowned for leading a medical team that separated West German conjoined twins in 1987, as well as leading a team of South African doctors in the first successful separation of vertically conjoined twins in 1997.

### Bolton Academy

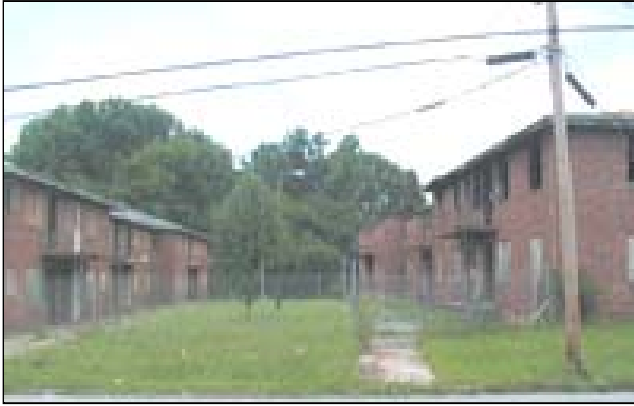


Since the beginning of this school year the new school, built on the site of the former Bolton Elementary, was simply referred to as "the school on Adams Drive." The **Atlanta Board of Education** and **Dr. Beverly L. Hall**, Superintendent, recently hosted a dedication ceremony for the new elementary school on Adams Drive in northwest Atlanta now known as the **Bolton Academy**. Various school officials as well as local government representatives were on hand for the dedication. The ceremony was immediately followed by a reception and school tour.

# Aged Apartments Get Fresh Facelifts

**A**rcher Heights Apartments on Perry Boulevard were sold to a Florida company that plans to spend \$2.5 million to renovate all 124 units of the low-income housing project, according to **Joshua Goldfarb**, a partner with Atlanta-based Southeast Apartment Partners.

**SMG Property Management Inc.** bought the property and manages numerous other properties. The interior of at least one of the apartment buildings has been completely gutted by fire and several other buildings have been long boarded up because of code violations.



SMG, aka the Stanford Management Group, plans to spend around \$20,000 per unit for the renovations. The company will rename the complex **Stanford Village** after the work is completed. The new owners plan to reinstate the courtyards that originally existed between the buildings, which are located along the north side of Perry Boulevard, west of the new **West Highlands at Heman E. Perry Boulevard** development. A grand opening is expected this Spring. For more information, contact **Rhonda McGhee** at (678) 614-7341.

## PLEASE PARDON OUR DUST

**E**theridge Court Apartments, a 354-unit complex located off Hightower Road is in the process of a major renovation. The renovation process started just over a year ago in January of 2003 and expects to continue until about May of 2004. At the beginning of the construction, many existing residents had to be relocated to several sister-properties under its managing agent before the process could officially begin.

All apartments have been completely gutted out and upgrades include new windows and doors throughout, cabinets, carpet, french doors at the balconies and individual centralized heating and air conditioning systems. All the units have new appliances and were converted to total electric during the renovation. Divided into two phases, each phase consists of two 4-story buildings garden-style/walk-ups. Each phase also has a building that has been completed and is totally leased-up with former residents. The properties were originally built in 1969 and 1971 and are among numerous longstanding properties built and managed by **H.J. Russell & Company** who has been a leader in the affordable housing industry for nearly four decades.



The renovations in this community include the construction of a new Community Center that will house programs geared to promote self-sufficiency and resident participation. The community now has a Resident Services Coordinator who will serve as a liaison between residents of the community and pivotal community assistance agencies. Programs will be in place to help those who desire to obtain GED's, job training and employment to become employed in various fields of interest. The property expects to have a high percentage of participation in its after-school program for the kids in the community. Once complete, the community will also be enclosed with beautifully decorated fence and controlled access gates.

The H. J. Russell Company is not only interested in renovating the buildings of this community, but they are concerned about building bridges and gateways for better lives of the residents within it.



# Congratulations are in Order



**Councilmember Felicia Moore** was recently elected 1st Vice President of the **National Black Caucus of Local Elected Officials (NBC-LEO)**.

Created in 1970, NBC-LEO is a caucus of the **National League of Cities (NLC)**, which works to influence national policy positions to promote the special interests and needs of the African American community. The organization is comprised of elected officials from across the nation.

“It is certainly an honor to be elected to represent this most esteem body,” said Moore, who has been a member of NBC-LEO’s Board of Directors. “I look forward to working with my colleagues from across the country in the coming year in a joint-effort to influence our policy makers in Washington on issues of great importance to this nation’s African American community.”

As a member of NLC, Felicia serves on the Finance, Administration, and Intergovernmental Relations Steering Committee, Congress of Cities Program Committee, Central Cities Council, Municipalities in Transition Panel on Public Finance and Women In Municipal Government. She has recently been awarded as a Bronze Leadership Fellow.

Felicia is also an active participant in the **Georgia Municipal Association** serving on the Board of Directors as the 2<sup>nd</sup> Vice President of the Third District/Central Region, and is a member of the Legislative Policy and Revenue & Finance Committees.

**FELICIA A. MOORE**

COUNCILMEMBER, DISTRICT 9  
ATLANTA CITY COUNCIL  
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**BULK RATE**  
**U.S. POSTAGE PAID**  
**ATLANTA, GA**  
**PERMIT NO. 352**

*Spring into Summer*